

MINUTES
WEST MANCHESTER TOWNSHIP
PLANNING COMMISSION
DATE: September 8, 2026

The meeting was called to order by David Beecher at 7:00 p.m.

ATTENDANCE

Planning Commission Members:

David Beecher, Chairman – Present
Patrick Hein, Vice-Chairman – Present
Felicia Dell – Absent
Ryan Cummings, PE (Herbert, Rowland & Grubic) - Present

Staff:

Matthew Biehl – Present
Fred Walters – Present
Rachelle Sampere, Zoning Officer – Present
Stephanie Badin, Stormwater Inspector/MS4 Coordinator – Attendance Not Required

Tonight's Planning Commission meeting was held in person. The meeting was broadcasted over Zoom for viewing purposes only.

APPROVAL OF MINUTES

MOTION: by Matthew Biehl to approve the July 14, 2026, Planning Commission meeting minutes.

SECOND: by Patrick Hein

MOTION PASSED: 3-0 (Abstain – Beecher)

ZONING HEARING BOARD CASES

There were no Zoning Hearing Board cases for review on tonight's agenda.

NEW BUSINESS

Revision to T-910 Final Subdivision Plan for Washington Meadows – to review revisions to a conditionally approved plan depicting a final subdivision of a 29.88-acre parcel to create eleven (11) single-family detached dwelling lots located at the corner of Taxville Road and Baker Road in the Rural Residential Zone. The property will be served by public water (York Water Company and Shiloh Water Authority) and by public sanitary sewer and private sanitary sewer force main. The plan depicts a change in location for the proposed sanitary sewer line to be located in the Taxville Road right-of-way.

Mr. John Runge of Gordon L. Brown and Associates presented the plan revision to the Planning Commission. Mr. Runge explained that the location of the proposed public sanitary sewer line has been modified to go into Taxville Road at 2340 Taxville Road because the applicant was unable to obtain an easement from the property owner at 2350 Taxville Road. The proposed sanitary sewer line would be located in the street in front of 2350 Taxville Road then connect to the existing sanitary sewer manhole in the existing sanitary sewer easement located at 2380 Taxville Road. Mr. Runge also explained that the Applicant submitted a draft financial security bond to be reviewed by the Township Solicitor over a month ago. He explained that review was holding up the applicant's ability to record the plan. Ms. Sampere explained that the draft of the financial security bond mentioned an agreement dated in July; however, no agreement accompanied the draft financial security bond, therefore the Township Solicitor found it unacceptable. She also explained that the Township Solicitor was drafting a developer's agreement and provided it to Township staff to fill in some blanks. Zoning Officer Sampere forwarded the draft developer's

agreement back to the Township Solicitor for the final review before she would forward it to Mr. Carpenter and the Washingtons for their signatures. They should receive it before the end of the business week.

MOTION: by Matthew Biehl to recommend the Board of Supervisors approve the revision to the previously conditionally approved Final Subdivision Plan for Washington Meadows subject to the outstanding comments being addressed prior to the plan being released for recording.

SECOND: by Fred Walters

MOTION PASSED: 4-0

DISCUSSION

Ms. Sampere informed the Planning Commission members that the Zoning Ordinance Steering Committee continues to meet monthly to discuss potential amendments to the Zoning Ordinance. Mr. Hein recommended that the Steering Committee consider revising the language in the Data Center Overlay Zone to add a noise standard to avoid noise complaints if a data center is constructed within the Township. He's very concerned that the language currently in the Zoning Ordinance does not address noise.

MOTION: by Patrick Hein to adjourn the meeting.

SECOND: by Matthew Biehl

MOTION PASSED: 4-0

The meeting adjourned at 7:16 p.m.